

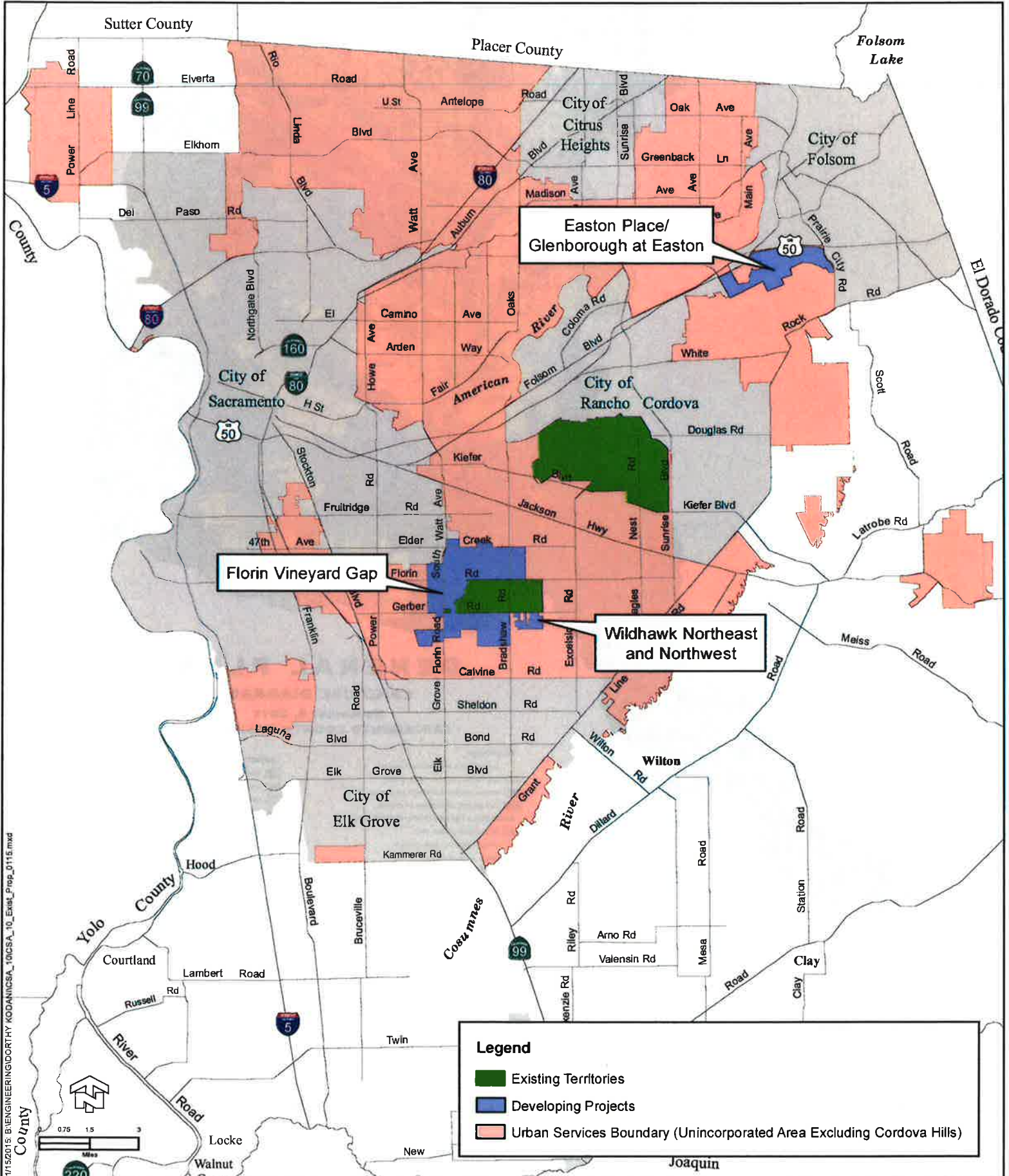
## GENERAL PLAN LAND USE DIAGRAM November 9, 2011 SACRAMENTO COUNTY, CALIFORNIA

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| <p><b>RESIDENTIAL</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> AGRICULTURAL-RESIDENTIAL (1-10 ac/du)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff99; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY RESIDENTIAL (1-12 du/ac)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc99; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY RESIDENTIAL (13-30 du/ac)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9966; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY RESIDENTIAL (31-50 du/ac)</li> </ul> <p><b>MIXED USE &amp; TRANSIT-ORIENTED DEVELOPMENT</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9933; border: 1px solid black; margin-right: 5px;"></span> URBAN DEVELOPMENT AREA</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff6600; border: 1px solid black; margin-right: 5px;"></span> TRANSIT ORIENTED DEVELOPMENT</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff3300; border: 1px solid black; margin-right: 5px;"></span> MIXED USE CORRIDORS</li> </ul> <p><b>COMMERCIAL, OFFICES AND INDUSTRIAL</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> CORE AREA</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff6600; border: 1px solid black; margin-right: 5px;"></span> COMMERCIAL AND OFFICES</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9900; border: 1px solid black; margin-right: 5px;"></span> INTENSIVE INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc00; border: 1px solid black; margin-right: 5px;"></span> EXTENSIVE INDUSTRIAL</li> </ul> <p><b>COMBINING LAND USES</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> AGGREGATE RESOURCE AREAS</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #999999; border: 1px solid black; margin-right: 5px;"></span> RESOURCE CONSERVATION AREAS</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #666666; border: 1px solid black; margin-right: 5px;"></span> RESOURCE CONSERVATION AREAS - PROTECTED</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> NATOMAS JOINT VISION AREA</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed black; margin-right: 5px;"></span> PENDING CORDOVA HILLS APPLICATION</li> </ul> <p><b>PUBLIC &amp; QUASI-PUBLIC</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #99cc99; border: 1px solid black; margin-right: 5px;"></span> CEMETERY, PUBLIC &amp; QUASI-PUBLIC</li> </ul> | <p><b>AGRICULTURE AND OPEN SPACE</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #999999; border: 1px solid black; margin-right: 5px;"></span> RECREATION</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #669933; border: 1px solid black; margin-right: 5px;"></span> AGRICULTURAL-URBAN RESERVE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #339933; border: 1px solid black; margin-right: 5px;"></span> NATURAL PRESERVE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #009900; border: 1px solid black; margin-right: 5px;"></span> AGRICULTURAL CROPLAND</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #99cc99; border: 1px solid black; margin-right: 5px;"></span> GENERAL AGRICULTURE (20ac)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #66cc66; border: 1px solid black; margin-right: 5px;"></span> GENERAL AGRICULTURE (60ac)</li> </ul> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> HIGH SCHOOLS</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #999999; border: 1px solid black; margin-right: 5px;"></span> PARKS</li> </ul> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> URBAN SERVICE BOUNDARY</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> MEDICAL ( HOSPITALS)</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> URBAN STREAM CORRIDOR</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> AIRPORTS</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> PRIMARY AND SECONDARY ZONES OF THE DELTA</li> </ul> <p><b>TRANSFER STATION</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> TRANSFER STATION</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> LANDFILL</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> CLOSED LANDFILL</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> HAZARDOUS WASTE</li> </ul> <p><b>OTHER</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> COUNTY BOUNDARIES</li> </ul> |
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Land Use Designations for Incorporated cities within Sacramento County will be updated as that they are consistent with their respective adopted General Plans.

# EXHIBIT B COUNTY SERVICE AREA NO.10 EXISTING AND PROPOSED TERRITORIES



1/15/2015: B:\ENGINEERING\DOORTHY KODANICKSA\_10CSA\_10\_Exist\_Prop\_0115.mxd

## **EXHIBIT C**

### **COUNTY SERVICE AREA NO. 10 LIST OF AFFECTED AGENCIES**

- COUNTY OF SACRAMENTO
- COUNTY SERVICE AREA NO. 1
- ELK GROVE-COSUMNES CEMETERY DISTRICT
- FAIR OAKS CEMETERY DISTRICT
- AMERICAN RIVER FLOOD CONTROL DISTRICT
- RECLAMATION DISTRICT NO. 1000
- COSUMNES COMMUNITY SERVICES DISTRICT
- NATOMAS FIRE PROTECTION DISTRICT
- PACIFIC FRUITRIDGE FIRE PROTECTION DISTRICT
- SACRAMENTO METROPOLITAN FIRE DISTRICT
- SACRAMENTO MUNICIPAL UTILITY DISTRICT
- SACRAMENTO-YOLO MOSQUITO AND VECTOR CONTROL DISTRICT
- ARDEN CREEK RECREATION AND PARK DISTRICT
- ARDEN MANOR RECREATION AND PARK DISTRICT
- ARDEN PARK RECREATION AND PARK DISTRICT
- CARMICHAEL RECREATION AND PARK DISTRICT
- CORDOVA RECREATION AND PARK DISTRICT
- FAIR OAKS RECREATION AND PARK DISTRICT
- FULTON EL CAMINO RECREATION AND PARK DISTRICT
- MISSION OAKS RECREATION AND PARK DISTRICT
- NORTH HIGHLANDS RECREATION AND PARK DISTRICT
- ORANGEVALE RECREATION AND PARK DISTRICT
- RIO LINDA ELVERTA RECREATION AND PARK DISTRICT
- SOUTHGATE RECREATION AND PARK DISTRICT
- SUNRISE RECREATION AND PARK DISTRICT
- SACRAMENTO REGIONAL TRANSIT DISTRICT
- SACRAMENTO AREA SEWER DISTRICT
- SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
- CARMICHAEL WATER DISTRICT
- CITRUS HEIGHTS WATER DISTRICT
- DEL PASO MANOR WATER DISTRICT
- FAIR OAKS WATER DISTRICT
- FLORIN COUNTY WATER DISTRICT
- FLORIN RESOURCES CONSERVATION DISTRICT
- RANCHO MURIETA COMMUNITY SERVICES DISTRICT
- RIO LINDA ELVERTA COMMUNITY WATER DISTRICT
- SACRAMENTO COUNTY WATER AGENCY
- SACRAMENTO SUBURBAN WATER DISTRICT
- SAN JUAN WATER DISTRICT





**COUNTY OF SACRAMENTO  
CALIFORNIA**

For the Agenda of:  
September 23, 2014  
Timed: 10:30 a.m.

To: Board of Supervisors

From: Department of Community Development

Subject: Adoption Of Resolution Of Application Requesting The Sacramento Local Agency Formation Commission To Commence Proceedings To Concurrently Amend The Sphere Of Influence And Boundary Of County Service Area No. 10 To Be Coterminous With The County General Plan Urban Services Boundary, Resolution Authorizing The Execution Of An Indemnification Agreement And Resolutions Authorizing The Execution Of Two Advanced Funding Agreements

Supervisory  
District(s): All

Contact: Susan Goetz, Manager of Special Districts, 916-874-5082

**Overview**

County Service Area No. 10 (CSA 10) was established to mitigate air quality impacts of new development by implementing transportation-related services that would reduce vehicle trips. Future expansion of CSA 10 is anticipated to add new growth areas for development via conditions of approval. Developments within the Glenborough at Easton/Easton Place (Easton) and Florin Vineyard Community Plan (Florin Vineyard) areas, as well as rezones for the Wildhawk Northeast and Northwest projects (Wildhawk) (Developing Projects) are some of those developments/growth areas conditioned to annex. To satisfy conditions of approval, the participating property owners of the Developing Projects have each submitted applications along with application fees of \$10,000 requesting annexation to CSA 10. Currently, in order to annex each individual project to CSA 10, it is necessary to adopt a resolution of application to the Sacramento Local Agency Formation Commission (LAFCo) to amend the sphere of influence (SOI) of and annex the project to CSA 10. In the interest of streamlining the process for projects that are required to annex in the future, staff is recommending that the boundaries of CSA 10 and its SOI be expanded to the entire Urban Services Boundary (USB) within the unincorporated area. If LAFCo approves this proposal, no subsequent LAFCo action would be required. These Developing Projects and future projects will still need future Board actions to be included in the appropriate benefit zones of CSA 10 and activate service charges or taxes via ballot or election proceedings.

**Recommendations**

1. Adopt the attached resolution authorizing the Chair to execute an Agreement for Advanced Funding of Costs Pertaining to the Annexation of the Glenborough at Easton and Easton Place Developments to County Service Area No. 10;
2. Adopt the attached resolution authorizing the Chair to execute an Agreement for Advanced Funding of Costs Pertaining to the Annexation of the Wildhawk Northeast and Wildhawk Northwest Developments to County Service Area No. 10;
3. Adopt the attached Resolution of Application Requesting the Sacramento Local Agency

Formation Commission to Commence Proceedings to Concurrently Amend the Sphere of Influence and Boundary of County Service Area No. 10 to be Coterminous with the County General Plan Urban Services Boundary; and

4. Adopt the attached resolution authorizing the Chair to execute an Indemnification Agreement with the Sacramento Local Agency Formation Commission to Amend the Sphere of Influence of and Annex Territories within the Unincorporated Areas of the Urban Services Boundary to County Service Area No. 10.

#### **Measures/Evaluation**

The success of this item can be measured by the satisfaction of the conditions of approval by the property owners that will enable them to proceed with their development plans. Further, the revenue generated from the service charges or taxes will be used to fund the services and trip reduction measures resulting in trip reduction and air quality benefits.

#### **Fiscal Impact**

County costs associated with including the properties in CSA 10 will be provided through advanced funding agreements with participating property owners. Similar to the previously executed agreement with the Florin Vineyard area participating property owners, the attached two agreements with the participating property owners within the Easton and Wildhawk projects authorize the advancement of funds up to a total of \$120,000 each for the effort to annex each project to CSA 10.

### **BACKGROUND**

CSA 10 was established by LAFCo in 2003 for the purpose of mitigating air quality impacts for new growth areas by implementing miscellaneous transportation-related services that would reduce vehicle trips. The existing territories of CSA 10 are identified in Attachment 1.

Prior benefit zones in CSA 10 (Zones 1 and 2) were created to provide services to areas which after its incorporation were inside the City of Rancho Cordova. These territories were detached from CSA 10 in February 2008.

### **DISCUSSION**

Future expansion of CSA 10 is anticipated to add new projects and new growth areas as they are approved for development via conditions of approval. Annexation of properties occurs with four major steps: 1) The Board approves a resolution of application to LAFCo to amend the CSA 10 SOI and to include territories into CSA 10. 2) LAFCo approves the amendment of the SOI and annexation into CSA 10. 3) The Board creates or annexes individual developments into a benefit zone of CSA 10. 4) The Board approves CSA 10 service charges or taxes (note that no property within the boundaries of CSA 10 will be subject to any service charge or tax until an election/Proposition 218 ballot process is approved by the landowners within the territory.) Today's recommendation eliminates Steps One and Two.

Adoption Of Resolution Of Application Requesting The Sacramento Local Agency Formation Commission To Commence Proceedings To Concurrently Amend The Sphere Of Influence And Boundary Of County Service Area No. 10 To Be Coterminous With The County General Plan Urban Services Boundary, Resolution Authorizing The Execution Of An Indemnification Agreement And Resolutions Authorizing The Execution Of Two Advanced Funding Agreements  
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Prior to any annexation, it is necessary for the County to submit an application to LAFCo to request the amendment of the SOI and the boundaries of CSA 10. The Cortese Knox Hertzberg Local Government Reorganization Act of 2000 provides for LAFCo to act as the conducting authority for County Service Area annexations. Recognizing the effort and steps involved with the LAFCo application for each annexation, staff has met with LAFCo staff on several occasions to investigate the option of streamlining the process by amending the SOI of CSA 10 and its boundaries to encompass the entire unincorporated areas of the USB. LAFCo staff is supportive of this proposal that will eliminate the need for the Board to approve individual resolutions of application and for LAFCo to approve each individual SOI amendment and annexation.

After approval of the attached resolution, staff will return to the Board for the Developing Projects to either annex to the existing Zone 3 or to establish new benefit zones, that are distinct in their proposed services and service charges or taxes, and to conduct the necessary election/balloting process for approving service charges or taxes on the properties. Exhibit B to the Resolution of Application, the Municipal Services Review, serves as a guideline of services to be provided for the establishment of any future benefit zones of CSA 10.

To satisfy their conditions of approval, the participating property owners of the Developing Projects have each requested the County proceed with the annexation of their properties into CSA 10 and are willing to be fully responsible for all associated costs. On April 8, 2014, the Board authorized the execution of an advanced funding agreement with participating property owners within the Florin Vineyard development area to fund various tasks related to the implementation of that plan area including annexation to CSA 10. The attached two advanced funding agreements are for the other two development areas of the Developing Projects to fund the effort to annex their properties to CSA 10. The attached agreements substantiate the Owner's willingness to be fully responsible for and advance all costs associated with and necessary for the annexation of their properties to CSA 10, including the costs and expenses of County staff, consultant costs and LAFCo staff costs and fees.

The attached Indemnification Agreement is required by LAFCo as part of the County's application. This agreement states that the County will indemnify, hold harmless and release LAFCo from any claim related to the annexation.

County Counsel has reviewed and approved the advanced funding and indemnification agreements. Notice of today's hearing was published in the Daily Recorder on September 12, 2014.

### **MEASURES/EVALUATION**

The success of this item can be measured by the satisfaction of the conditions of approval by the property owners that will enable them to proceed with their development plans. Further, the revenue generated from the service charges or taxes will be used to fund the services and trip reduction measures resulting in trip reduction and air quality benefits.

Adoption Of Resolution Of Application Requesting The Sacramento Local Agency Formation Commission To Commence Proceedings To Concurrently Amend The Sphere Of Influence And Boundary Of County Service Area No. 10 To Be Coterminous With The County General Plan Urban Services Boundary, Resolution Authorizing The Execution Of An Indemnification Agreement And Resolutions Authorizing The Execution Of Two Advanced Funding Agreements  
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**FINANCIAL ANALYSIS**

County costs associated with including the properties in CSA 10 will be provided through advanced funding agreements with participating property owners. Similar to the previously executed agreement with the Florin Vineyard area participating property owners, the attached two agreements with the participating property owners within the Easton and Wildhawk projects authorize the advancement of funds up to a total of \$120,000 each for the effort to annex each project to CSA 10.

Respectfully submitted,

APPROVED:  
BRADLEY J. HUDSON  
County Executive

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LORI A. MOSS, Director  
Department of Community Development

By: \_\_\_\_\_  
ROBERT B. LEONARD  
Chief Deputy County Executive

**Attachments:**

Resolution (1) - Agreement for Advanced Funding – Easton  
Resolution (2) - Agreement for Advanced Funding – Wildhawk  
Resolution (3) - Application to LAFCo  
    Exhibit A to Resolution (3) – Territories for Proposed Annexation  
    Exhibit B to Resolution (3) – Municipal Services Review (MSR)  
    Exhibit C to Resolution (3) – List of Affected Agencies  
Resolution (4) – Indemnification Agreement with LAFCo  
Advanced Funding Agreement – Easton  
Advanced Funding Agreement – Wildhawk  
Indemnification Agreement  
Attachment 1 –Map of Existing and Proposed Territories